

**LOCATION MAP**

NOT TO SCALE

**MAP REFERENCE**

- A. "SUBDIVISION MAP OF FENLO PARK, PROPERTY OF ZIGMUNT CICHOSKI, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y." DATED OCTOBER, 1950, PREPARED BY WILLIAM J. HURLIHE AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 1468.
- B. "ALTA/ACSM LAND TITLE SURVEY, LAND OF THE LIVANOS GROUP LLC, 88 NORTH PLANK ROAD, NEWBURGH, NEW YORK", SCALE 1"=30', DATE 06/30/2014, SHEET NO. AL-1 PREPARED BY BL COMPANIES MERIDEN, CONNECTICUT.

**GENERAL NOTES**

1. NORTH ARROW AND BEARINGS ARE BASED ON MAP REFERENCE A.
2. PARCEL IS LOCATED IN A FLOOD HAZARD AREA "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 360710U143E PANEL 143 OF 630 EFFECTIVE DATE: AUGUST 3, 2009.
3. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
4. EXISTING PARKING SPACES: 274 REGULAR SPACES, 14 HANDICAP SPACES.
5. THERE ARE NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES AND BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
6. NO OBSERVABLE EVIDENCE OF RECENT STREET/SIDEWALK CONSTRUCTION OR REPAIRS.
7. THE PROPERTY HAS DIRECT ACCESS TO CHESTNUT LANE AND NORTH PLANK ROAD ALL PUBLICLY DEDICATED RIGHT OF WAYS.

**ZONING INFORMATION**

LOCATION: TOWN OF NEWBURGH			
ZONE: "B" BUSINESS			
USE: (PERMITTED USE) RETAIL STORE SUBJECT TO SITE PLAN REVIEW			
ITEM #	ITEM	REQUIREMENTS	EXISTING
1	MINIMUM LOT AREA	5 ACRES	5.512 ACRES
2	MINIMUM LOT WIDTH	300 FEET	468 FEET
3	MINIMUM LOT DEPTH	300 FEET	390 FEET
4	MINIMUM FRONT SETBACK	60 FEET	43.1 FEET*
5	MINIMUM SIDE SETBACK	50 FEET	120.6 FEET
6	MINIMUM REAR SETBACK	60 FEET	47.4 FEET*
7	MAXIMUM BUILDING HEIGHT	40 FEET	20 FEET
8	PARKING REQUIREMENTS	1 SPACE PER 225 SF. OF GROSS LEASABLE FLOOR AREA. 54,631 S.F./225=243 SPACES	274 REGULAR SPACES 14 HANDICAP SPACES

\* DUE TO THE AGE OF THE PROPERTY, THE EXISTING DEFICIENCIES ARE CONSIDERED LEGAL NONCONFORMING PER TOWN OF NEWBURGH BUILDING INSPECTOR JOE MATRINA (6/30/2014).

**SURVEYOR'S LEGAL DESCRIPTION**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHERLY LINE OF CHESTNUT LANE WITH THE EASTERLY LINE OF NORTH PLANK ROAD, THENCE RUNNING ALONG SAID SOUTHERLY LINE OF CHESTNUT LANE NORTH 73°51'24" EAST, 324.32 FEET TO A POINT OF BEND IN SAID LINE, NORTH 89°36'24" EAST, 217.01 FEET TO A POINT;

THENCE RUNNING ALONG THE WESTERLY LINE OF NOEL DRIVE (PRIVATE ROAD), SOUTH 03°49'24" WEST, 303.89 FEET TO A POINT;

THENCE RUNNING ALONG THE WESTERLY LINE OF STANLEY PLACE, SOUTH 20°53'24" WEST, 248.39 FEET TO A POINT, SOUTH 87°18'01" WEST, 3.44 FEET TO A POINT;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY SEMBLER/TREASURE NEW YORK JOINT VENTURES II, SOUTH 87°18'01" WEST, 388.30 FEET TO A POINT ON SAID EASTERLY LINE OF NORTH PLANK ROAD;

THENCE RUNNING ALONG SAID OF NORTH PLANK ROAD NORTH 07°03'24" EAST, 128.89 FEET TO A POINT, NORTH 05°00'24" EAST, 76.50 FEET TO A POINT OF BEND IN SAID LINE, NORTH 13°06'36" WEST, 141.20 FEET TO A POINT, NORTH 08°54'36" WEST, 121.90 FEET TO THE POINT OR PLACE OF BEGINNING.

**TITLE COMMITMENT INFORMATION**

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
5	1701/37	RESTRICTIONS CONTAINED IN A DEED THAT NO GARAGE OR GASOLINE FILLING STATION SHALL EVER BE CONDUCTED ON THE PREMISES.	BLANKET NOT PLOTTABLE
6	12525/646	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE VOLUNTARY CLEANUP AGREEMENT.	BLANKET NOT PLOTTABLE
7	12527/1209	DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY NEWBURGH PLAZA ASSOCIATES, LLC.	BLANKET NOT PLOTTABLE
8	847/172	EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION AND NEW YORK TELEPHONE COMPANY.	PLOTTED
9	1152/457	EASEMENT MADE BY AND BETWEEN ZIGMUNT J. CICHOSKI AND HELEN A. CICHOSKI AND CENTRAL HUDSON GAS & ELECTRIC CORPORATION.	PLOTTED
10	1181/528	EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION AND TO NEW YORK TELEPHONE COMPANY.	NOT PLOTTABLE
11	1186/343	EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION AND TO NEW YORK TELEPHONE COMPANY.	NOT PLOTTABLE
12	1283/573	EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION AND TO NEW YORK TELEPHONE COMPANY.	NOT PLOTTABLE
13	1324/405	EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION AND TO NEW YORK TELEPHONE COMPANY.	NOT PLOTTABLE
14	1431/264	EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION AND TO NEW YORK TELEPHONE COMPANY.	NOT PLOTTABLE
15	2940/1	TERMS COVENANTS, CONDITIONS AND CONTAINED IN A LEASE MADE AND BETWEEN C/S ASSOCIATES LIMITED PARTNERSHIP I, LESSOR AND BIG V SUPERMARKETS, INC., LESSEE.	NOT PLOTTABLE
16	1431/264	ASSIGNMENT OF LEASES AND RENTS MADE FROM THE LIVANOS GROUP, LLC ASSIGNOR TO STARWOOD MORTGAGE CAPITAL, LLC ASSIGNEE ETC.	NOT PLOTTABLE

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 3020-1122074 DATED: 03/09/2022

NORTH PLANK ROAD N. Y. S. ROUTE 32 (PUBLIC ROAD) (VARIABLE WIDTH R.O.W.)

N/F THE LIVANOS GROUP LLC  
88 NORTH PLANK ROAD  
DEED BK. 12827 PG. 973  
SECTION 77 BLOCK 2 LOT 2.1

AREA=240,118± S.F.  
OR 5.512± ACRES

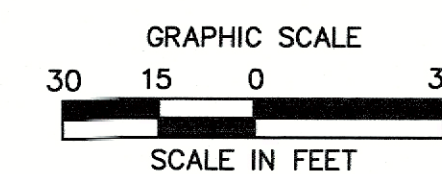
**SURVEY CERTIFICATION**

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

DATED: \_\_\_\_\_ SIGNED: PATRICK J. CORLESS, JR. L.S. #51118



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LAND OF  
**THE LIVANOS GROUP LLC**  
88 NORTH PLANK ROAD  
NEWBURGH, NEW YORK

REVISIONS	No.	Date	Desc.
Surveyed			TH
Drawn			JS, KS
Reviewed			PJC
Scale			1"=30'
Project No.			2200634
Date			4/23/2022
Field Book			N/A
CAD File:			EX220063401
Title			PROPERTY SURVEY
Sheet No.			

EX-1